



Legislation Details (With Text)

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On agenda: 6/13/2024 **Final action:** 6/13/2024

Title: Hearing to consider Malcolm Dixon Verizon Communications Facility (Conditional Use Permit CUP23-0011) request for a Conditional Use Permit for the construction and ongoing operation of an unmanned, 108-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 40'-0" lease area. The telecommunications facility is proposed to include one (1) 103-foot tall monopine tower, nine (9) antennas, six (6) remote radio units, two (2) surge suppressors, one (1) 30kW diesel standby generator and 211-gallon fuel tank, and two (2) equipment cabinets. The facility will be camouflaged as a pine tree, including branching, needle socks, and paint. Panel antennas would be installed at a tip height of 98'-0", with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain a silhouette mimicking a natural pine tree. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 55-foot-long, 12-foot-wide access road within a proposed 20'-0" access/utility easement off of Malcolm Dixon Rd., north of the property. No trees are proposed for removal. The property, identified by Assessor's Parcel Number 126-070-010, consisting of 5.05 acres, is located on the south side of Malcolm Dixon Road, 4,000 feet west of the intersection of Green Valley Rd, in the Arroyo Vista area, submitted by Verizon Wireless (Agent: Kevin Gallagher, Complete Wireless Consulting, Inc.); Staff recommends the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Conditional Use Permit CUP23-0011 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-J, 5. E - Staff Report Exhibit K - Proposed Mitigated Negative Declaration and Initial Study, 6. F - Proof of Publication-Mountain Democrat, 7. G - UPDATED Verizon Wireless Alternatives Analysis, 8. G - Verizon Wireless Alternatives Analysis, 9. H - Verizon Wireless RF Engineer's Statement, 10. I - UPDATED Verizon Wireless Presentation, 11. I - Verizon Wireless Presentation, 12. J - Verizon Wireless Updated Photo Sims 06-12-24 PC 06-13-24, 13. Public Comment Rcvd 05-20-24 PC 06-13-24, 14. Public Comment Rcvd 05-21-24 PC 06-13-24, 15. Public Comment Rcvd 05-22-24 PC 06-13-24, 16. Public Comment Rcvd 05-23-24 PC 06-13-24, 17. Additional Public Comment Rcvd 05-23-24 PC 06-13-24, 18. Public Comment Rcvd 06-07-24 PC 06-13-24, 19. Public Comment Rcvd 06-11-24 PC 06-13-24, 20. Public Comment Rcvd 06-12-24 PC 06-13-24, 21. Public Comment Rcvd 06-13-24 PC 06-13-24

Date	Ver.	Action By	Action	Result
6/13/2024	1	Planning Commission	Approved	Pass

Hearing to consider Malcolm Dixon Verizon Communications Facility (Conditional Use Permit CUP23-0011) request for a Conditional Use Permit for the construction and ongoing operation of an unmanned, 108-foot-tall faux pine tree (monopine) wireless telecommunications facility and

accessory items within a 40'-0" x 40'-0" lease area. The telecommunications facility is proposed to include one (1) 103-foot tall monopine tower, nine (9) antennas, six (6) remote radio units, two (2) surge suppressors, one (1) 30kW diesel standby generator and 211-gallon fuel tank, and two (2) equipment cabinets. The facility will be camouflaged as a pine tree, including branching, needle socks, and paint. Panel antennas would be installed at a tip height of 98'-0", with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain a silhouette mimicking a natural pine tree. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 55-foot-long, 12-foot-wide access road within a proposed 20'-0" access/utility easement off of Malcolm Dixon Rd., north of the property. No trees are proposed for removal. The property, identified by Assessor's Parcel Number 126-070-010, consisting of 5.05 acres, is located on the south side of Malcolm Dixon Road, 4,000 feet west of the intersection of Green Valley Rd, in the Arroyo Vista area, submitted by Verizon Wireless (Agent: Kevin Gallagher, Complete Wireless Consulting, Inc.); Staff recommends the Planning Commission take the following actions:

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 - 3) Approve Conditional Use Permit CUP23-0011 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

DISCUSSION / BACKGROUND

Request to consider Conditional Use Permit CUP23-0011/ Malcolm Dixon Verizon Communications Facility submitted by Verizon Wireless (Agent: Kevin Gallagher, Complete Wireless Consulting, Inc.) for the construction and ongoing operation of an unmanned, 108-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 40'-0" lease area. The telecommunications facility is proposed to include one (1) 103-foot tall monopine tower, nine (9) antennas, six (6) remote radio units, two (2) surge suppressors, one (1) 30kW diesel standby generator and 211-gallon fuel tank, and two (2) equipment cabinets. The facility will be camouflaged as a pine tree, including branching, needle socks, and paint. Panel antennas would be installed at a tip height of 98'-0", with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain a silhouette mimicking a natural pine tree. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 55-foot-long, 12-foot-wide access road within a proposed 20'-0" access/utility easement off of Malcolm Dixon Rd., north of the property. No trees are proposed for removal. The property, identified by Assessor's Parcel Number 126-070-010, consisting of 5.05 acres, is located on the south side of Malcolm Dixon Road, 4,000 feet west of the intersection of Green Valley Rd, in the Arroyo Vista area, Supervisory District 4. (County Planner: Benjamin Koff, 530-621-5697) (Negative Declaration)

A Staff Report is attached.

CONTACT

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